



Holters

Local Agent, National Exposure

78 New Road, Ludlow, Shropshire, SY8 2LS

Offers in the region of £270,000



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This charming, Victorian semi-detached home which oozes character is sure to catch your eye! Located a short walk from Ludlow's town centre with a garden which will make your neighbours green with envy, this 3 bedroom property really is too good to miss!

Key Features

- Semi-Detached Victorian House
- 3 Bedrooms
- 2 Reception Rooms
- Well Maintained Accommodation
- Modern Family Bathroom
- Character Features Throughout
- Gas Fired Central Heating & UPVC Double Glazing
- Good-Sized Rear Garden
- 0.5 Miles to Ludlow Town Centre
- Short Walk to Amenities

The Property

This delightful 3 bedroom, semi-detached house offers a wonderful blend of both town and country living by being conveniently located less than 1 mile from the vibrant high street, supermarkets, schools and rail station, as well as being found towards the edge town just a short walk away from the beautiful Shropshire countryside. Built circa 1890s and known to have previously been The Station Masters' House, No.78 New Road is steeped in local history and presents period features throughout including exposed timbers, quarry tiled flooring and fireplaces and is an exciting opportunity to acquire a delightful property in the desirable town of Ludlow.

The entrance hall grants access to both reception rooms and leads to a staircase ascending to the first floor. To the right, is the first reception room, offering a blank canvas to

create a snug, dining room or office space. Heading back through the entrance hall leads into the cosy living room. This follows into the spacious kitchen, which benefits from ample room for a dining table, as well as space for a washing machine, oven and fridge freezer. To the left of the kitchen finds the useful utility room. The modern family bathroom comprises a bath with mains shower over, W.C and wash basin.

On the first floor, you will discover three good-sized bedrooms. High ceilings and large windows help to create a light and airy rooms, as well as decorative fireplaces reinforcing that all important character feel. Bedroom one benefits from a storage cupboard, which has potential to create a walk-in-wardrobe or W.C.

One of the property's most captivating features is the large garden. This enchanting outdoor space offers a perfect blend of tranquillity and natural beauty, providing an ideal setting for outdoor gatherings or simply unwinding amidst the captivating surroundings.

Full of original features, the property has been a much-loved family home for many years and offers a rare opportunity for those looking to purchase a character property, just a stones throw away from many local amenities.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Tenure

We are informed the property is of freehold tenure.



Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Shropshire Council - Band B.

Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles
- Telford - 29 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 98MB. Interested parties are advised to make their own enquiries.

What3Words

plodding.rate.units

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

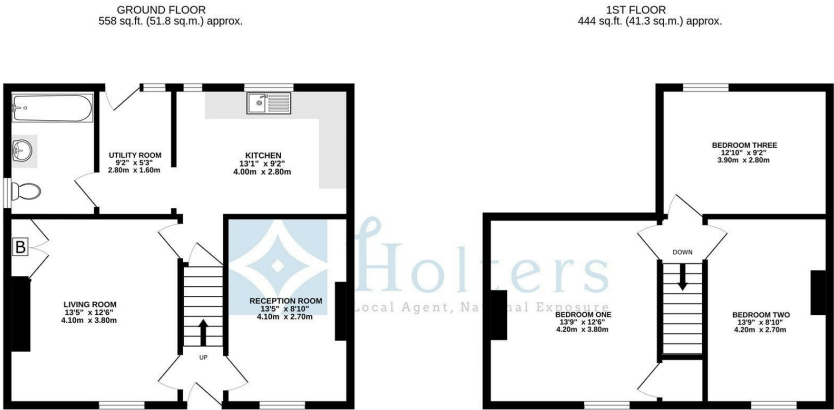
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

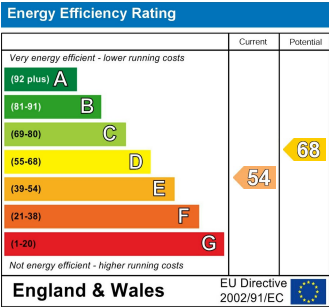
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropia i5025





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